



## Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: [www.ci.sammamish.wa.us](http://www.ci.sammamish.wa.us)

# Notice of Application for a Reasonable Use Exception / SEPA Notification

Pedrizetti RUE - PLN2010-00011

**Project Description:** The applicant is applying for a Reasonable Use Exception to allow for construction of a single family home and associated appurtenances within a landslide hazard area buffer. The proposed house footprint is approximately 1,991 square feet; the area disturbed within the landslide hazard area and buffer to construct the house is approximately 3,188 square feet.

The applicant (Pedrizetti LLC) applied for the above project on March 31, 2010; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on April 20, 2010. On May 04, 2010, the City issued this Notice of Application / SEPA Notification by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

**Applicant:** Pedrizetti LLC  
**Public Comment Period:** May 04, 2010 through May 25, 2010  
**Project Location:** TBD SE 30TH ST, Sammamish, WA. 98075  
**Tax Parcel Number:** 9201100261

**Existing Environmental Documents:** Cover letter, received 3/31/10; Topographic Survey by ESM Consulting, received 3/31/10; Wetland Determination Report by Wetland Resources, dated 2/17/10; Geotech Report by AESI, received 3/31/10; Site Plan by ESM, received 3/31/10; SEPA Checklist, signed 3/24/10

**Other Permits Included:** Future Construction Permits (e.g. building, grading) are expected

**SEPA Review:** Based on the submitted application, and available information, the City anticipates issuing a DNS or a MDNS for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

**Staff Member Assigned:** Evan Maxim, Senior Planner  
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*Interested persons are invited to submit written comments pertaining to the application determination no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, comment period, decision and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075, (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.*

*Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.*